



NOTICE OF OFFER

7 Stratford Road Hartlepool TS25 5AH

We advise that an offer has been made for the above property in the sum of £70,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts. Agents address: 106 York Road Hartlepool TS26 9DE Agents telephone number: 01429 891100

*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A deceptively spacious two bedroom mid terraced property which is well situated within a short stroll of schools and amenities. An ideal purchase for a first time buyer or possible investment opportunity, with features including gas central heating and uPVC double glazing. An internal viewing comes recommended to appreciate the potential on offer, with a layout which briefly comprises: entrance vestibule with stairs to the first floor, good size bay fronted lounge which leads through to the dining room and kitchen alongside a useful ground floor WC. To the first floor are two spacious bedrooms and the bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front garden and enclosed courtyard style rear. Stratford Road is located between Stockton Road and Caledonian Road, close to both St Cuthbert's and St Aidan's Primary School. VIEWING RECOMMENDED. EPC RATING: C

Stratford Road, Hartlepool, TS25 5AH

2 Bed - House - Mid Terrace

£55,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Stratford Road, Hartlepool, TS25 5AH

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with uPVC double glazed fanlight above, staircase to the first floor, single radiator, access to:

BAY FRONTED LOUNGE

14'10 x 12'10 (4.52m x 3.91m)

uPVC double glazed bay window to the front aspect, feature fire surround with 'marble' style back and base, 'coal' effect electric fire, picture rail, double radiator.

DINING ROOM

12'4 x 7'5 (3.76m x 2.26m)

Linking to the kitchen with dado rail, coving to ceiling, double radiator and further access to:

GUEST WC

Fitted with a two piece white suite comprising: wall mounted wash hand basin with dual taps, low level WC, uPVC double glazed window to the rear aspect, single radiator, under stairs storage cupboard.

KITCHEN

12'3 x 11'8 (3.73m x 3.56m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with dual taps, recess for cooker with canopy housing extractor hood over, tiling to splashback, recess for additional appliance, two uPVC double glazed windows to the rear aspect, uPVC double glazed door to the rear.

FIRST FLOOR

LANDING

Hatch to loft space, access to both bedroom and bathroom.

BEDROOM ONE

17'4 x 10'7 (5.28m x 3.23m)

Two uPVC double glazed windows to the front aspect, built-in wardrobes to alcove, picture rail, single radiator.

BEDROOM TWO

10'6 x 9' (3.20m x 2.74m)

A good size second bedroom with uPVC double glazed window to the rear aspect, single radiator.

FAMILY BATHROOM/WC

6'11 x 4'4 (2.11m x 1.32m)

Fitted with a three piece suite comprising: panelled bath with mixer tap and shower over, pedestal wash hand basin with mixer tap, low level WC, tiling to splashback, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

EXTERNALLY

The property features a part paved, part pebbled front garden enclosed by a brick boundary wall. The enclosed courtyard style rear garden is predominantly paved with fenced boundaries.

NB 1

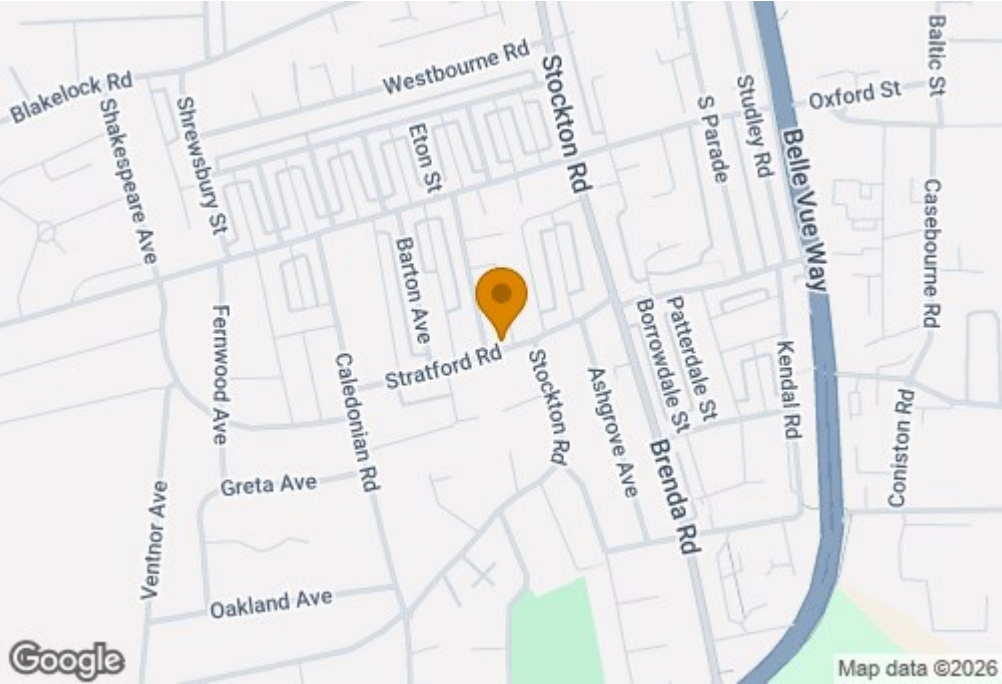
All services/appliances have not and will not be tested.

NB 2

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

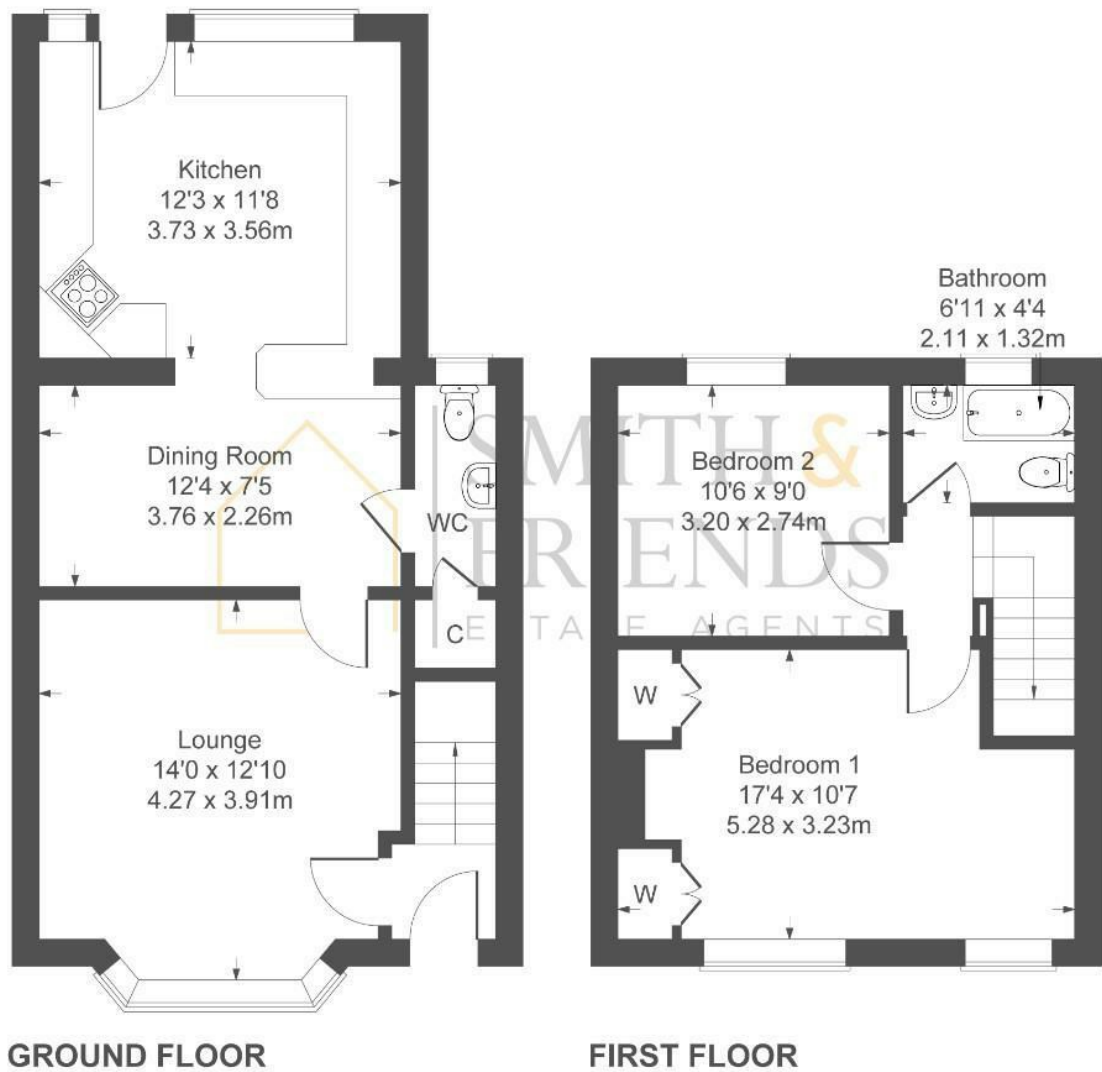


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Stratford Road
Approximate Gross Internal Area
867 sq ft - 81 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

| Energy Efficiency Rating | | |
|---|-----------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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